001.0	0003	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,009,700 / 1,009,700
					USE VALUE:	1,009,700 / 1,009,700
					ASSESSED:	1,009,700 / 1,009,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BATMASIAN JAMES H & MARTA T
Owner 2:	
Owner 3:	
Street 1:	215 N FEDERAL HWY STE 1
Street 2:	
Twn/City:	BOCA RATON
St/Prov:	FL Cntry: Own Occ: N
Postal:	33432-3928 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2691 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4000.000	577,700		432,000	1,009,700
Total Card	0.092	577,700		432,000	1,009,700
Total Parcel	0.092	577,700		432,000	1,009,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.21 | /Parcel: 375.2

Legal Description

User Acct 992

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 08/04/17

!97!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0003-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	577,900	0	4,000.	432,000	1,009,900	1,009,900	Year End Roll	12/18/2019
2019	105	FV	432,700	0	4,000.	459,000	891,700	891,700	Year End Roll	1/3/2019
2018	105	FV	432,700	0	4,000.	334,800	767,500	767,500	Year End Roll	12/20/2017
2017	105	FV	407,600	0	4,000.	291,600	699,200	699,200	Year End Roll	1/3/2017
2016	105	FV	407,600	0	4,000.	248,400	656,000	656,000	Year End	1/4/2016
2015	105	FV	366,500	0	4,000.	243,000	609,500	609,500	Year End Roll	12/11/2014
2014	105	FV	366,500	0	4,000.	199,800	566,300	566,300	Year End Roll	12/16/2013
2013	105	FV	380,100	0	4,000.	190,100	570,200	570,200		12/13/2012

PRINT

Date	Time
12/10/20	15:58:52

LAST REV

Date	Time
09/20/19	08:55:22
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 97

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVY GASTON R	1126-128		5/17/1994		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	992
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2012	140	Re-Roof	12,495					
7/14/2010	829	Porch	3,500					REPAIR REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
9/23/1999	Mailer Sent		
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	0.98010004
Adj $ / SQ:	181.440
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709693
Depreciation:	132003
Depreciated Total:	577690

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

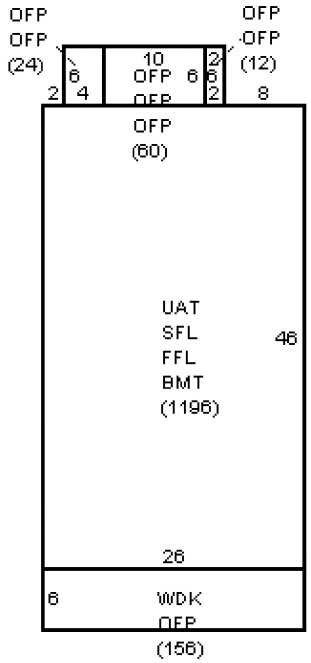
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.44
Special Features:	0	Val/Su Net:	129.79
Final Total:	577700	Val/Su SzAd	241.51

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	54.430	65,101
FFL	First Floor	1,196	181.440	217,002
SFL	Second Floor	1,196	181.440	217,002
OFP	Open Porch	408	20.140	8,215
UAT	Upper Attic	299	127.010	37,975
WDK	Deck	156	12.160	1,897

Net Sketched Area:	4,451			Total:	547,192
Size Ad	2392	Gross Are	5348	FinArea	2691

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0003-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: